

## UNAPPROVED MINUTES

**Housing and Redevelopment Authority  
in and for the City of Bloomington**  
1800 West Old Shakopee Road  
Bloomington, Minnesota 55431

Tuesday, July 12, 2016  
5:30 PM  
Dakota Conference Room

**1 Call to Order**

Chairman Thorson called the meeting to order at 5:31 p.m.

Present: Commissioners: Thorson, Carlson, Fossum  
Staff: Grout, Hartman, Lee, Markegard, Schmidt,  
Zimmerman

Absent: Commissioner Lewis

**5.1 Neighborhood  
Commercial Area Study  
Presentation**

Grout introduced Glen Markegard and Jason Schmidt from the City's Planning Division. He explained that they and other Planning and HRA staff have been conducting a study of neighborhood commercial areas and were in attendance at the meeting to present the results and determine future steps.

Markegard stated staff met with and received input from the HRA, Planning Commission and City Council in the spring and completed the study in June. The results will also be presented to the Planning Commission and City Council in August.

Schmidt explained the methodology and scoring process used to filter 21 potential neighborhood commercial areas down to eight possibilities for redevelopment or renovation. Staff did site visits to all eight commercial centers and scored each. Based on those scores, staff prioritized the sites into three tiers and came up with potential enhancement strategies. It was noted that seven of the eight areas would be amenable to a multi-family residential and/or mixed use presence.

Following presentation to the Planning Commission and City Council, the next step in the process would be to develop an action plan. That would involve reviewing HRA, City and outside financial resources; meeting with landowners; soliciting input from local developers, leasing agents, lenders and realtors; developing façade improvement ("facelift") incentives; seeking partners for redevelopment; talking with other communities about what they've done; and possibly seeking facilitation guidance from the Urban Land Institute.

The board members voiced their agreement with the scoring, priorities and strategies for moving forward with the process.